



LODI CITY COUNCIL

Carnegie Forum
305 West Pine Street, Lodi

"SHIRTSLEEVE" SESSION

Date: February 27, 2018

Time: 7:00 a.m.

For information regarding this Agenda please contact:

Jennifer M. Ferraiolo

City Clerk

Telephone: (209) 333-6702

Informal Informational Meeting

A. Roll Call by City Clerk

B. Topic(s)

B-1 Northern California Power Agency Solar Project (EU)

B-2 Inform City Council on Lodi Improvement Committee's Increased Role in Community Development Block Grant Program through Committee's Participation in (A) Determining Priority Needs and (B) Scoring Community-Based Applications for 2018/19 Annual Action Plan Process (CD)

C. Comments by Public on Non-Agenda Items

D. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

Jennifer M. Ferraiolo
City Clerk

All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the City Clerk, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the City Clerk's Office as soon as possible and at least 72 hours prior to the meeting date. Language interpreter requests must be received at least 72 hours in advance of the meeting to help ensure availability. Contact Jennifer M. Ferraiolo at (209) 333-6702. Solicitudes de interpretación de idiomas deben ser recibidas por lo menos con 72 horas de anticipación a la reunión para ayudar a asegurar la disponibilidad. Llame a Jennifer M. Ferraiolo (209) 333-6702.



CITY OF LODI COUNCIL COMMUNICATION

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AGENDA TITLE: Northern California Power Agency (NCPA) Solar Project

MEETING DATE: February 27, 2018

PREPARED BY: Electric Utility Director

RECOMMENDED ACTION: Receive information on NCPA Solar Project.

BACKGROUND INFORMATION: NCPA and its members are working to develop multiple photovoltaic solar power plants throughout member service territories.

In August 2016, NCPA presented the Utility Directors with a concept for an NCPA managed behind-the-meter solar project to be completed by 2019. Such a project would consist of a series of solar plants located within participating member territories with an aggregate project capacity up to 40 megawatts.

There are currently nine NCPA members participating in the project, including Lodi. The project would be wholly managed by NCPA to oversee all activities required to assess the feasibility of each potential site identified by members, and to perform all necessary due diligence and preparation required to execute a Power Purchase Agreement (PPA) with a third party.

Final project costs will be dependent upon the number of member participants, project capacity, and location. Costs will be funded by greenhouse gas free allowance proceeds as authorized by the City Council via Resolution 2014-110.

Investing in this project supports the Lodi Electric Utility Strategic Plan goal of maintaining a cost-effective power portfolio. The joint purchases and shared contractors proposed as part of these efforts will provide economies of scale, and the aggregation of plants as a single project may provide opportunities for a prepay PPA option ultimately reducing the purchase price. Finally, direct connection within a member's distribution system will help avoid increasing transmission charges.

Staff will provide Council with information regarding NCPA's efforts to assist members with this project.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

Elizabeth A. Kirkley
Electric Utility Director

PREPARED BY: Melissa Price, Rates & Resources Manager
EK/MP/nb

APPROVED: _____
Stephen Schwabauer, City Manager



NCPA Solar Project



**LODI CITY COUNCIL
SHIRTSLEEVE**

February 27, 2018

Project Highlights



- Multiple photovoltaic solar power plants located throughout NCPA member service territories
 - Nine (9) member participants including Lodi
- Individual projects ranging ~1 to 10 megawatts (MW)
- NCPA will serve as project manager
- Owned and operated by third party
- Purchase option

PROJECT PARTICIPANTS

Alameda (2.4 MW)
Healdsburg (1.8 MW)
Lodi (Up to 9.7 MW)
Lompoc (5.6 MW)
Palo Alto (0.7 MW)
Plumas-Sierra (Up to 8.5 MW)
Port of Oakland (2 MW)
Redding (Up to 27.3 MW)
Ukiah (2 MW)

Project Phases



- **Phase 1 (Complete)**

- Identify potential member participants and sites

- **Phase 2 (Spring 2018)**



**Authorization upon execution of
Second Phase Agreement
Site Screening/Preliminary Development**

**Project Development
Authorization Form Required
Project Development and
Developer Solicitation**

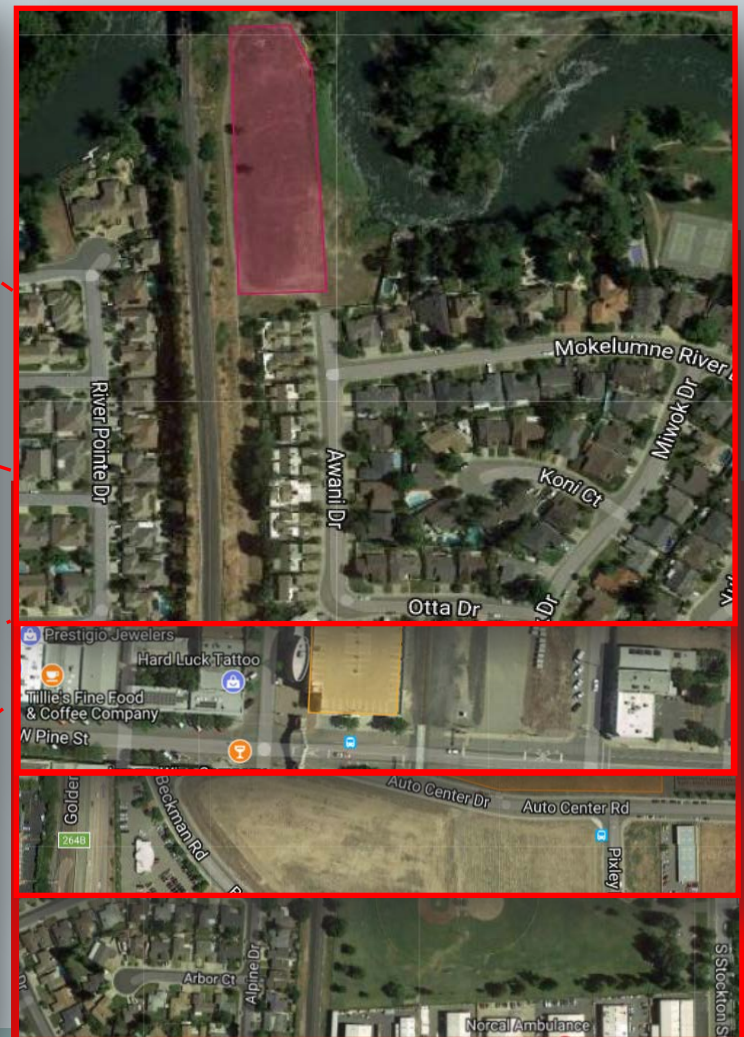
- **Phase 3 (2018/2019)**

- Agreement and Award
- Operational by 12/31/19

Lodi Project Candidate Sites



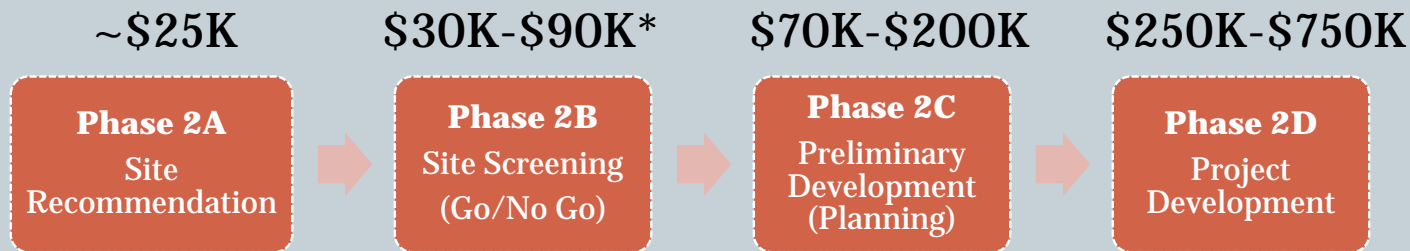
Site	
1 Century (5.6 Acres)	
2 Pixley Basin (25.6 Acres)	
3 Pixley West (7 Acres)	
4 Locust (1.2 Acres)	
5 Parking Garage (1.3 Acres)	
6 Awani (3.3 Acres)	



Project Costs



- Dependent on several factors
 - Number of participants
 - Project capacity
 - Location
- **Depends on sites deemed feasible to move beyond Phase 2B**
- Current estimate (selection of 1 to 3 sites):



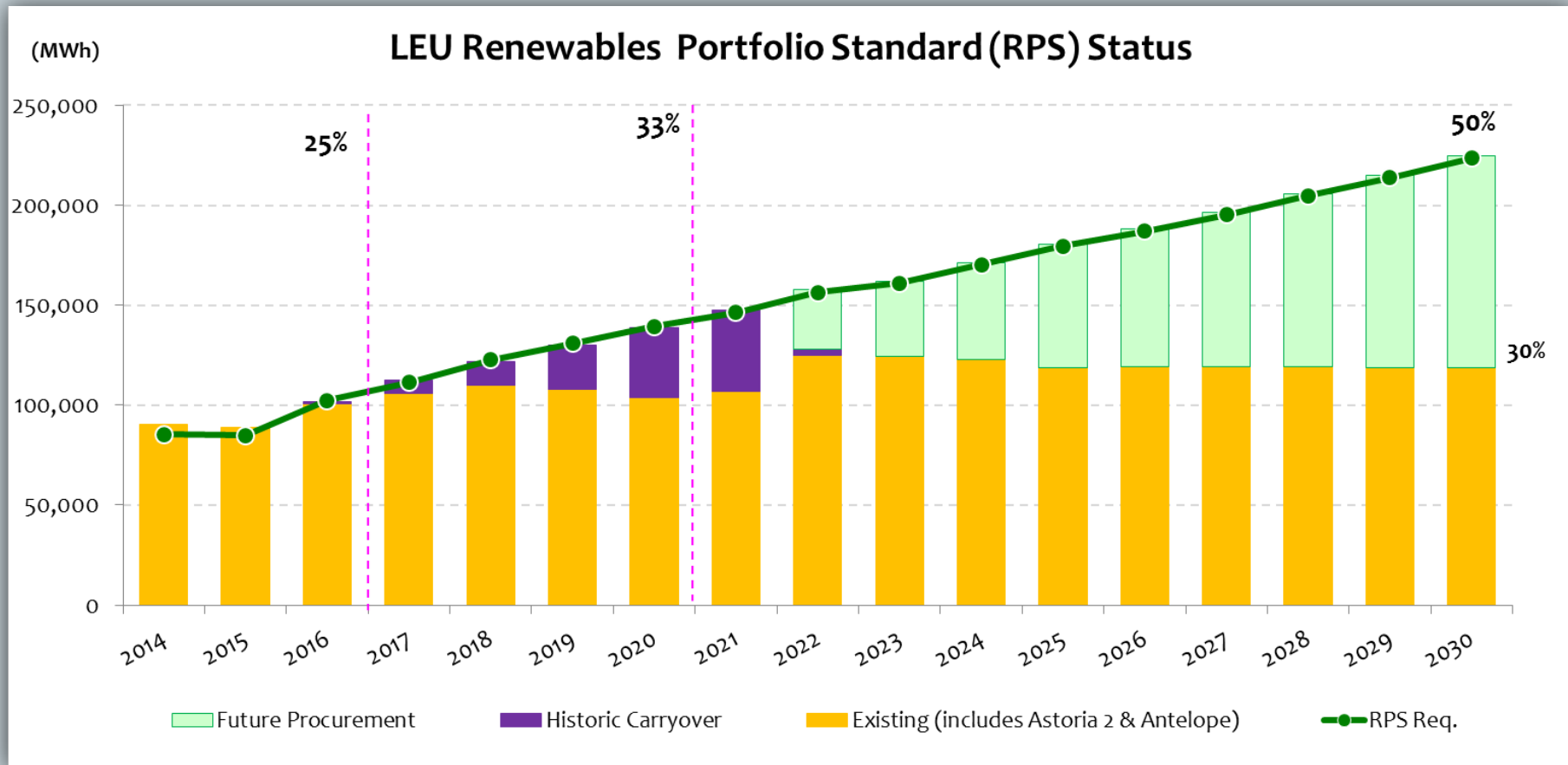
*Additional \$15K/site to evaluate storage feasibility

Project Benefits



- Meets RPS requirements
- Cost effective
 - Aggregate plants provide for prepay option
 - ✦ 10-20% reduction in \$/MWh
 - Behind the meter connection helps avoid increasing transmission charges
 - ✦ ~\$20/MWh
 - Economies of scale realized through joint purchases / shared contractors
- Could be used as a Community Solar Project

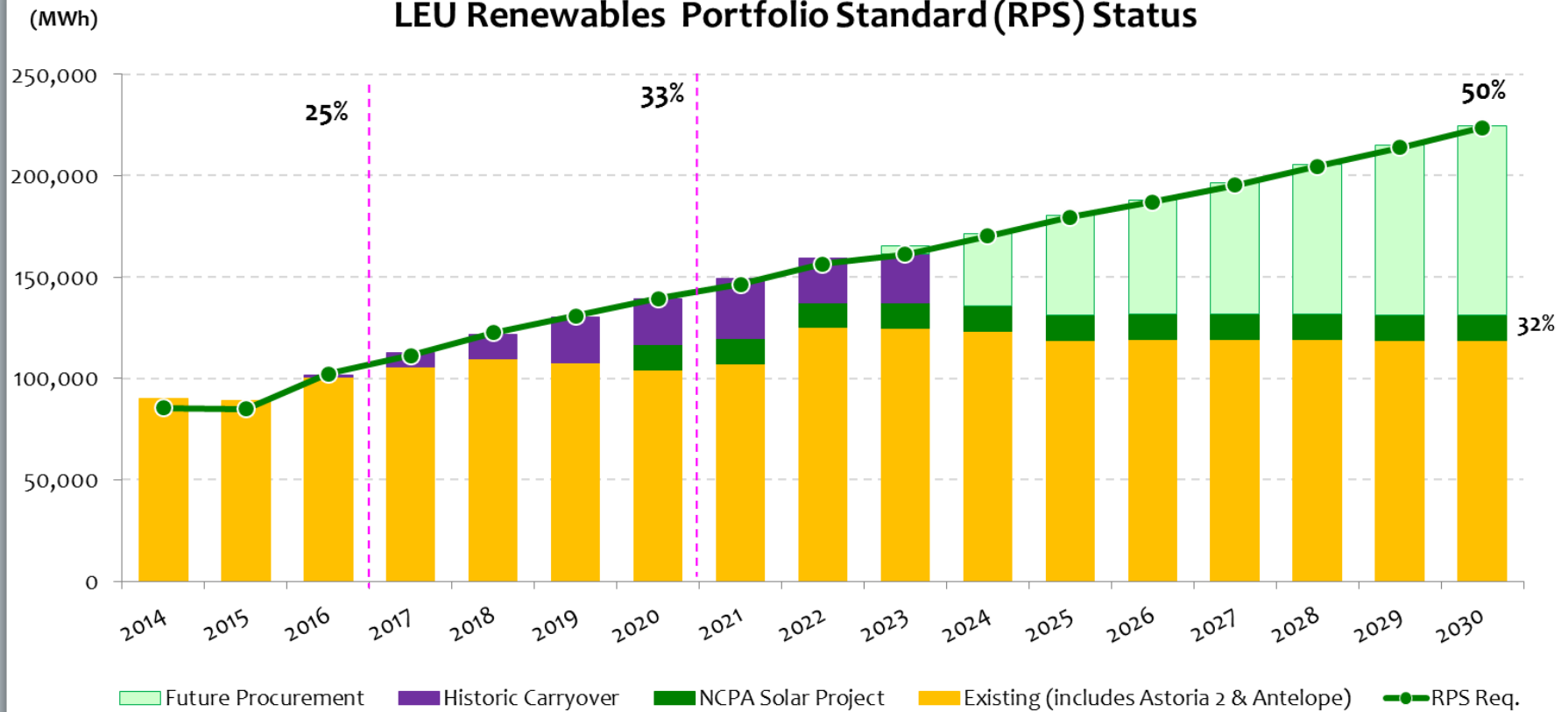
Lodi RPS Status (Before Project)



Lodi RPS Status (After Project)



LEU Renewables Portfolio Standard (RPS) Status



Next Steps



- NCPA Commission Consideration – February 23rd
- Risk Oversight Committee Review – Early March
- City Council Consideration – March 21st

Comments / Questions





CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Inform the City Council on the Lodi Improvement Committee's Increased Role in the Community Development Block Grant Program through the Committee's Participation in (A) Determining Priority Needs and (B) Scoring Community-Based Applications for the 2018–19 Annual Action Plan Process

MEETING DATE: February 27, 2018

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Inform the City Council on the Lodi Improvement Committee's increased role in the Community Development Block Grant program through the Committee's participation in (a) determining priority needs and (b) scoring community-based applications for the 2018–19 Annual Action Plan process.

BACKGROUND INFORMATION: The City of Lodi (City) receives an annual allocation of funds (approximately \$600,000) from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. The primary purpose of the CDBG program is to improve the quality of life for low- and moderate-income persons, households, and neighborhoods by supporting public services, public facilities, crime prevention, access for disabled persons, affordable housing, and economic development.

To properly allocate these funds on an annual basis, the City develops an Annual Action Plan. The Annual Action Plan describes funding and eligible projects that meet priority goals. The City has routinely provided an application process for potential grantees to apply for CDBG funding. Historically, this process involved application review and scoring by City staff. Beginning this year, the Lodi Improvement Committee (Committee) will score applications for the 2018–19 Annual Action Plan cycle in order to formally advise City staff on the projects to select for CDBG program funds.

In compliance with HUD's Citizen Participation requirements, the City provides several opportunities to collect community input on priority needs and goals to help select the projects for CDBG funding. Also beginning this year, the Committee will assume the responsibility of collecting and summarizing community needs from the Community Needs Workshop, which will then be used in the scoring of applications. The workshop was held on February 13, 2018 at a regularly scheduled Committee meeting.

Lodi Improvement Committee's New Role

The Committee's purpose, as stated in its bylaws, is to maintain and improve the quality of life and appearance of Lodi. This aligns with HUD's goal to help improve the quality of life for low- and moderate-income persons and neighborhoods. The Committee has traditionally reviewed and commented on the City's CDBG-funded activities throughout the course of the year; however, until this year, it has not formally scored or ranked applications.

APPROVED: _____
Stephen Schwabauer, City Manager

The Committee's regularly scheduled meetings have often been a productive venue used for conducting public outreach and gathering public comments on the CDBG program. Public attendance at outreach meetings in general is typically low, and staff is looking for ways to increase community input. This input is critical for the City to prioritize its funding needs, set attainable goals for meeting those needs, and report on its progress. By having the Committee review and score applications in a public setting, it creates a transparent process that should increase public participation, since the public will be able to readily experience how their input impacts the activities and goals selected for funding.

Details of New Process

Comments from the Community Needs Workshop will be gathered and tabulated by staff and presented to the Committee at its March 5 meeting, where they will be available for public review and comment. The Committee will then use the needs identified through the workshop as a guide to scoring applications. The Committee will score only applications proposed by community-based organizations, and not city-proposed projects. The Committee may request additional information from staff or applicants regarding applications. Answers to Committee questions which cannot be immediately addressed will be provided at the next meeting on March 13, 2018, where the scores will be reviewed and finalized. Staff will receive the Committee's scores and determine grant amounts based on the Committee's ranked applications.

Committee recommendations will be incorporated into the draft Annual Action Plan. The City Council has the authority to review, comment, and approve the Annual Action Plan. The Committee's and staff's recommendations for funding are not final but advisory to the City Council.

Timeline

The following are significant dates regarding the 2018–19 application cycle. The public may provide feedback at any time during this process.

- City Council Shirtsleeve – February
- Community Needs Workshop (Committee meeting) – February 13
- Summary of Community Needs and Application Scoring (Committee meeting) – March 5
- Finalize Application Scores (Committee meeting) – March 13
- Draft Annual Action Plan released for public comment – April
- City Council hearing to review/approve draft Annual Action Plan – April
- City Council hearing to review/approve final Annual Action Plan – May
- Submit Annual Action Plan to HUD – May

In conclusion, these changes will improve transparency and citizen participation in the CDBG application process through collaboration with the Lodi Improvement Committee.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

Stephen Schwabauer
Community Development Director